Map	Block	Lot		CARD		
172.0	0003	0003.0		1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	590,000	/	590,000
USE VALUE:	590,000	/	590,000
ASSESSED:	590,000	/	590,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		LANARK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALVO RAYMOND
Owner 2:	
Owner 3:	
Street 1:	3 LANARK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HUBER LAURA J -
Owner 2:	-
Street 1:	3 LANARK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,250 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Asbestos Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2250.000	248,700		341,300	590,000
Total Card	0.052	248,700		341,300	590,000
Total Parcel	0.052	248,700		341,300	590,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.70 | /Parcel: 501.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	113790
GIS Ref	
GIS Ref	
Insp Date	11/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	248,900	0	2,250.	341,300	590,200	590,200	Year End Roll	12/18/2019
2019	101	FV	212,300	0	2,250.	336,400	548,700	548,700	Year End Roll	1/3/2019
2018	101	FV	212,300	0	2,250.	258,400	470,700	470,700	Year End Roll	12/20/2017
2017	101	FV	212,300	0	2,250.	243,800	456,100	456,100	Year End Roll	1/3/2017
2016	101	FV	212,300	0	2,250.	224,300	436,600	436,600	Year End	1/4/2016
2015	101	FV	200,600	0	2,250.	209,600	410,200	410,200	Year End Roll	12/11/2014
2014	101	FV	200,600	0	2,250.	193,100	393,700	393,700	Year End Roll	12/16/2013
2013	101	FV	200,600	0	2,250.	193,100	393,700	393,700		12/13/2012

!13297!

PRINT

Date	Time
12/11/20	03:16:40

LAST REV

Date	Time
08/13/19	09:56:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13297

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUBER LAURA J	45594-158		7/12/2005		460,000	No	No		
CROWLEY TERRENC	25949-87		1/4/1996		165,000	No	No		Y

USER DEFINED

Prior Id # 1:	113790
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2018	868	Add Bath	8,000	C				add 1/2 bath
7/26/2012	936	Manual	10,000					INSTALL SOLAR PANE
6/3/2009	431	New Wind	4,884					
7/20/2006	606	Re-Roof	6,225					
8/21/1999	483	Redo Kit	12,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
3/18/2009	Inspected	189	PATRIOT
12/15/2008	Measured	197	PATRIOT
10/29/2005	MLS	MM	Mary M
4/22/2000	Inspected	263	PATRIOT
12/10/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2250		Sq. Ft.	Site		0	70.	2.17	6									341,251						341,300	

Total AC/HA:	0.05165	Total SF/SM:	2250	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	341,251	Spl Credit		Total:	341,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94802403
Adj $ / SQ:	166.378
Other Features:	69513
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305513
Depreciation:	56825
Depreciated Total:	248687

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

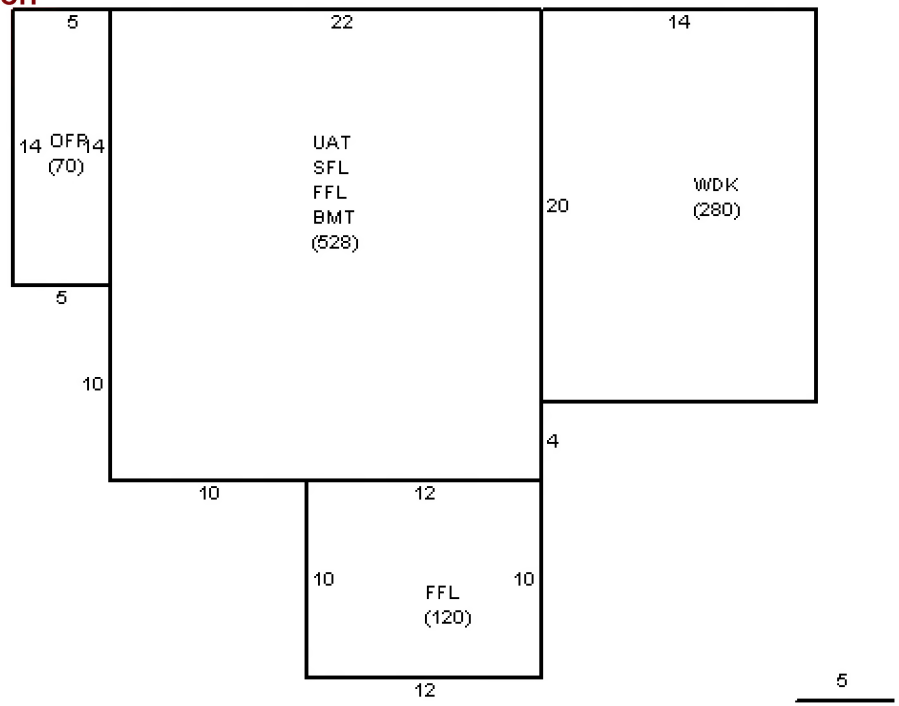
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.38
Special Features:	0	Val/Su Net:	113.77
Final Total:	248700	Val/Su SzAd	211.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	648	166.380	107,813
BMT	Basement	528	49.910	26,354
SFL	Second Floor	528	166.380	87,848
WDK	Deck	280	9.070	2,541
UAT	Upper Attic	132	66.550	8,785
OFP	Open Porch	70	37.990	2,659

Net Sketched Area:	2,186			Total:	236,000
Size Ad	1176	Gross Are	2582	FinArea	1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc